



## **BOARD OF ADJUSTMENT NUMBER 1**

### **AGENDA**

**August 19, 2025**

**Regular Meeting**

**4:00 p.m.**

**Central Annex Auditorium**

**22251 Palmer Street**

**Robertsdale, Alabama**

[Email-planning@baldwincountyal.gov](mailto:Email-planning@baldwincountyal.gov)

1. Call to Order
2. Roll Call
3. Approval of Previous Meeting Minutes July 15, 2025
4. Announcements/Registration to Address the Board of Adjustment
5. Consideration of Applications and Requests

### **ITEMS:**

#### **a.) Case No. ZVA25-32 Coumanis Property, 11541 County Road 1**

*Request:* Approval of a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance as it pertains to the 30' rear property line and 12.5 (c) yard requirements as it pertains to uncovered stairs in the rear yard to construct a single-family dwelling.

Location: The subject property is located at 11541 County Road 1 Fairhope, AL, in Planning District 26.

#### **b.) Case No. ZVA25-33 Coumanis Property, 11541 County Road 1**

*Request:* Approval of variance from Section 12.5 (c) Yard Requirements as it pertains to uncover stairs in the rear yard in order to construct a single-family dwelling.

Location: The subject property is located at 11539 County Road 1 Fairhope, AL, Planning District 26.

**c.) Case No. ZVA25-35 Cuenca Property, 23110 Forland Rd**

*Request:* Approval of a variance from 2.3.12.3 (d) Accessory dwellings are permitted by right in residential districts provided they do not exceed sixty (60) percent of the size, in square feet, of the principal residence in order to allow for a mobile home

Location: The subject property is located at 23110 Forland Rd Silverhill AL, in Planning District 12.

**d) Case No. ZVA25-37 Flowers Property, 20958 Yosemite Blvd**

*Request:* Approval of a variance from Section 4.4.5 Area and Dimensional Ordinance in the Baldwin County Zoning Ordinance as it pertains to the 30' minimum front yard setback.

Location: The subject property is located at 20958 Yosemite Blvd Fairhope, AL 36532, in Planning District 37.

*Attachments: Within Report:*

e) Old Business

f) New Business

g) Adjournment

To view maps/plats in higher resolution please visit the 'Upcoming Items' Planning and Zoning webpage"  
<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>



**Baldwin County Planning and Zoning  
Board of Adjustment Number 1  
Regular Meeting Minutes  
Tuesday, July 15, 2025**

**I. Call To Order**

The Board of Adjustment Number One met in a regular session on July 15, 2025, at 4:00 p.m., in the Baldwin County Central Annex Auditorium.

**II. Roll Call**

The meeting was called to order by Mary Shannon Hope Vice-chairwoman. Members present included: Marla Barnes, Norman Bragg, Leslie Stejskal, Thomas Kiel, Doug Ward and Greg Benjamin. Staff members present were Crystal Bates, Planning Technician II, Celena Boykin, Senior Planner, Ashley Campbell Environmental Planner.

**III. Approval of Minutes**

Mr. Leslie Stejskal made a motion to approve July 15, 2025, meeting minutes. Mr. Norman Bragg second the motion. All members voted aye. Motion to approve July 15, 2025 minutes carried anonymously.

**IV. Consideration of Applications and Request**

**a.) ZVA25- 27 Peterson Property, 15290 Scenic Hwy 98**

Mrs. Crystal Bates presented the applicant's request for variance ZVA25-27 from Section 10.4.4 Wetland and Stream overlay district in order to allow for a shop/carport.

The chairwoman invited the applicant, Lyle Petersen, to the podium to share the reasons for the variance request. He discussed the project and mentioned he was hiring someone to build the shop/carport. The board members then inquired whether he was aware prior to purchasing the property that the wetlands had been filled on that parcel. He shared that he was not aware until recently that wetlands had been filled on his property.

Board member Marla Barnes made a motion to APPROVE the variance case ZVA25-27 seconded by Doug ward. The motion passed to APPROVE the variance with a 5 to 2 vote.

**V. Old Business**

**VI. New Business**

**VII. Adjournment**

The meeting adjourned at 4.13 p.m.

Respectfully Submitted,

Crystal Bates, Planning Technician

I hereby certify that the above minutes are true, correct, and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mary Shannon Hope, Vice- Chair





**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

**BALDWIN COUNTY BOARD OF ADJUSTMENT #1**

**REGULAR MEETING**

**AUGUST 19, 2025**

**BALDWIN COUNTY CENTRAL ANNEX**

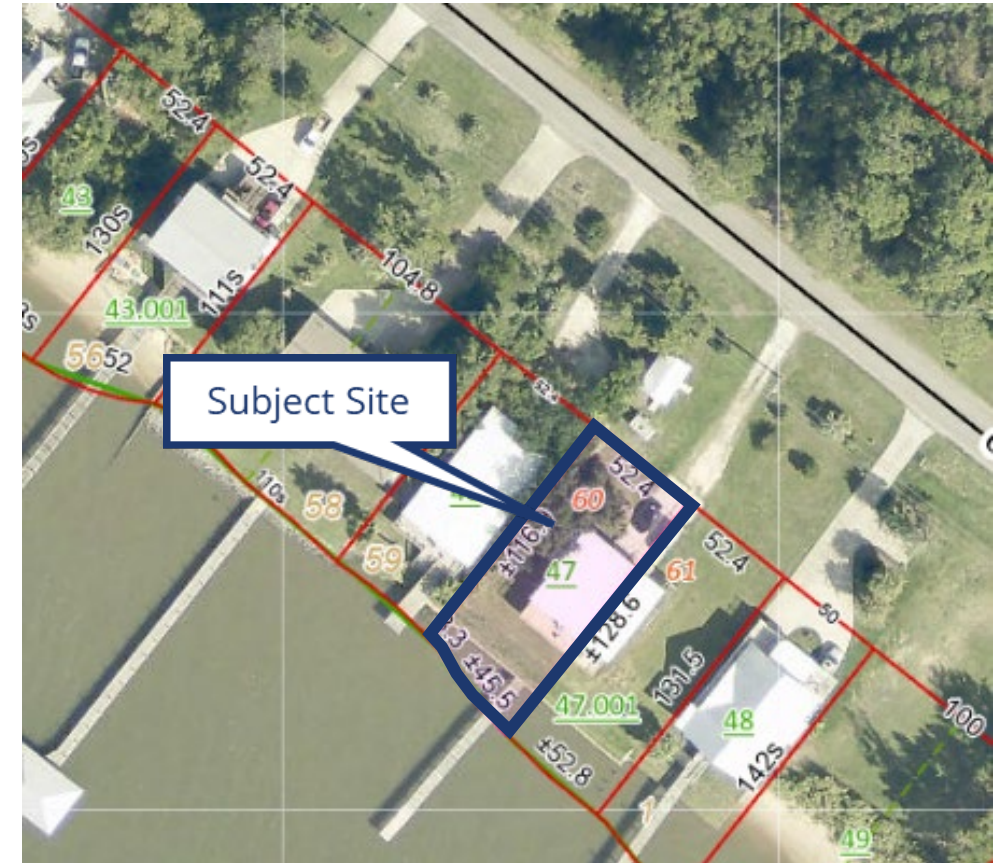
**ROBERTSDALE, AL**

# ZVA25-32 COUMANIS PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 26
- **Zoned:** RSF-2, Single-Family District
- **Location:** The subject property is located on the west side of County Road 1
- **PID:** 05-56-08-33-0-000-047.000
- **PPIN:** 47725
- **Acreage:** 0.15
- **Physical Address:** 11541 County Road 1
- **Applicant:** Claremount Property Company- Diana Espinoza
- **Owner:** Michael Coumanis



# ZVA25-32 COUMANIS PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line, as well as from Section 12.5(c) concerning yard requirements related to uncovered stairs in the rear yard that extend beyond 10 feet to allow for the construction of a new single-family dwelling.

The applicant is proposing to set the structure at 17.7 feet to the rear property line, with the stairs extending out 13.4' over the requested setback line, leaving 4'.3 feet to the rear property line.

It is also noted that a previous variance case number ZVA24-61 for the dwelling was granted at a distance not to exceed 20 feet.

Staff recommends that ZVA25-32 be Approved.





# Locator Map



# Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single Family	Residential
South	RSF-2, Residential Single Family	Residential
East	RA, Rural Agriculture	Vacant
West	Water Body	Mobile Bay





Subject Site

COUNTY RD 1







Subject Property  
PIN: 47725

**VARIANCE PROPOSED  
FOR THIS PROPERTY  
CASE NUMBER**

**ZVA25-000032**



***For Information Contact  
Baldwin County Planning &  
Zoning Department  
(251)580-1655 / (251)972-8523  
(251)990-4623***

Jul 31, 2025 11:33:50 AM  
30°23'34.86286"N 87°52'41.72171"W  
219° SW





Adjoining Property  
to The North  
PIN: 6508



Jul 31, 2025 11:38:45 AM  
30°23'35.27005"N 87°52'42.17401"W  
226° SW





Adjoining Property  
to The South  
PIN: 629380



Jul 31, 2025 11:37:42 AM  
30°23'34.69762"N 87°52'41.43868"W  
221° SW





Property to The  
East  
PIN: 7815



Jul 31, 2025 11:39:02 AM  
30°23'35.12058"N 87°52'41.56334"W  
9° N



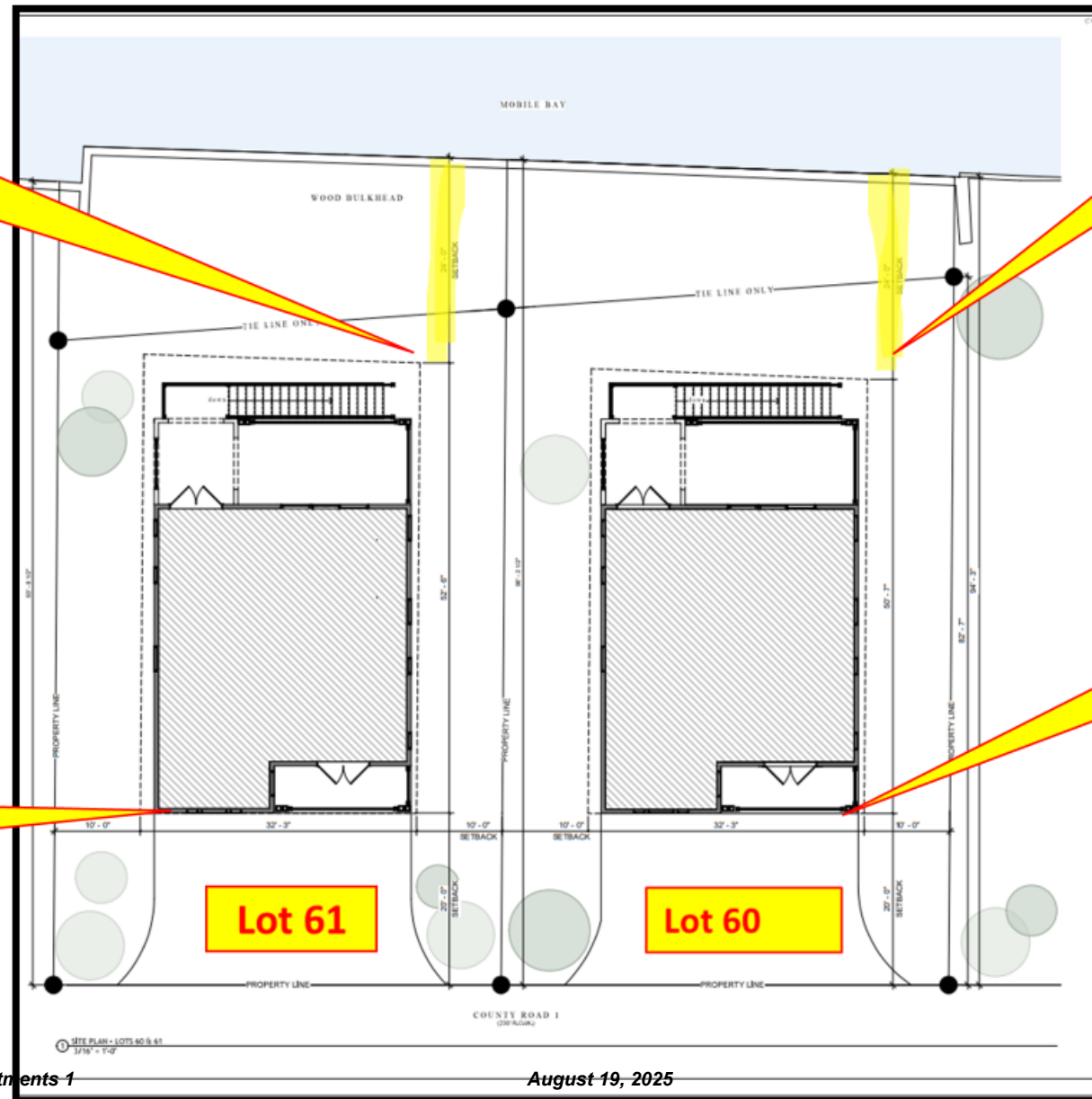
# Previous variance approved

Both homes are requested to be placed 24' landward from the front bulkhead reach of the high tide line in lieu of the required 50'

Both homes are requested to be placed 24' landward from the front bulkhead reach of the high tide line in lieu of the required 50'

Both homes are requested to be placed 20' from the rear building setback line in lieu of the required 30'

Both homes are requested to be placed 20' from the rear building setback line in lieu of the required 30'



## Lot 60



# Site Plan

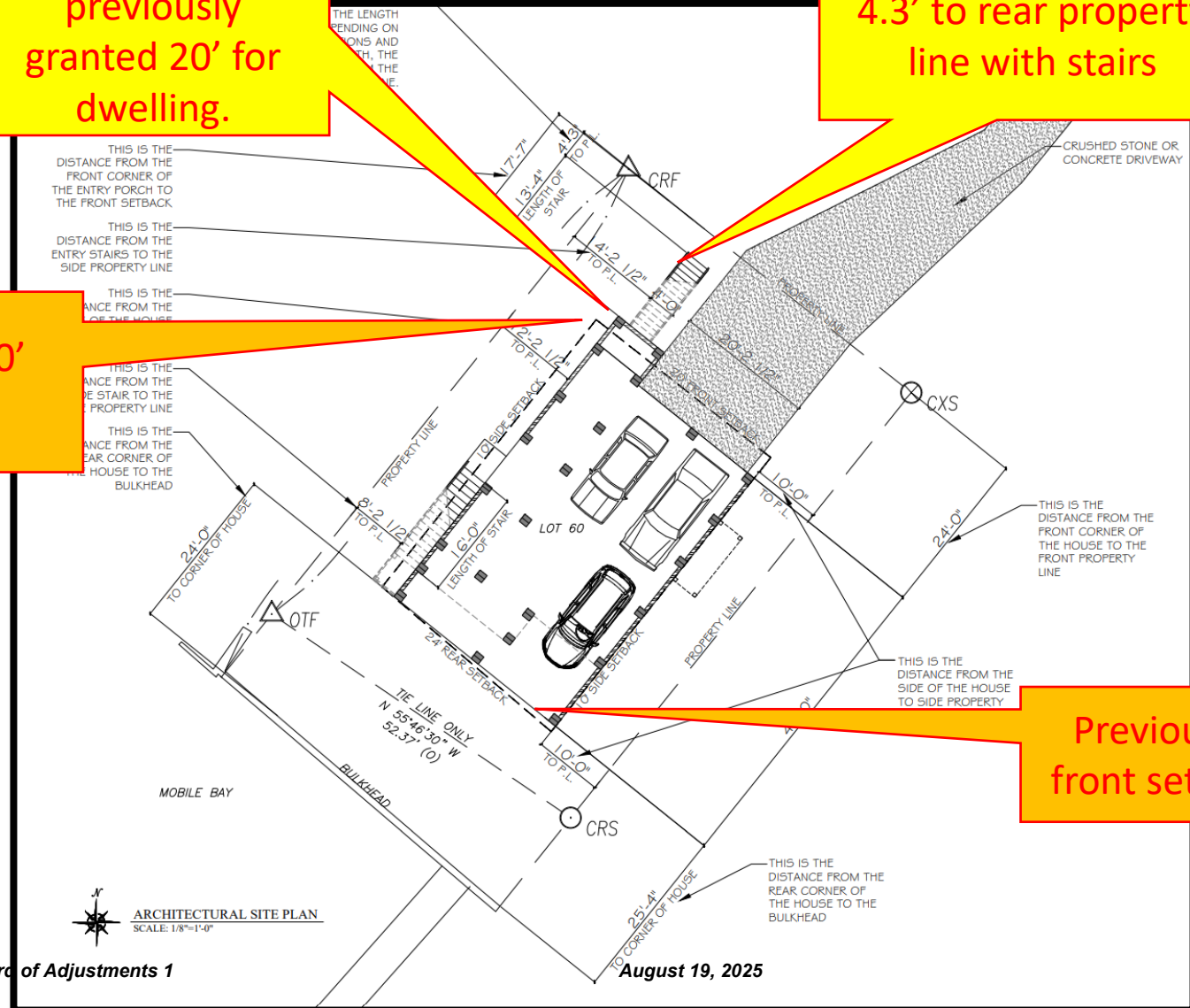
Lot 60

Rear yard setback  
17.7' instead of  
previously  
granted 20' for  
dwelling.

4.3' to rear property  
line with stairs

Previously granted 20'  
rear property line

Previous granted  
front setback of 24'



# Zoning Requirements

## Section 4.3 RSF-2, Single Family District

4.3.1 *Generally.* This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

(a) The following general industrial uses: extraction or removal of natural resources

(b) The following public uses:

(c) The following

(d) Single

(e) Access

(f) The following

(g) Agriculture

3.2.5 h  
minimum  
feet with  
current

4.3.2 Conditional  
2.3: Establishment  
designed for such

(a) Outdoor

(b) The following private

(c) The following general commercial uses: country club.

(d) The following local commercial use: bed and breakfast or tourist accommodations (*Section 13.10: Bed and Breakfast Establishments*).

4.3.3 *Special exception.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use shall be allowed as a special exception: Not Applicable

4.3.4 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

## Section 12.5 Yard Requirements

12.5.1 Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than 2-feet beyond the yard area requirements. (For additional provisions see *Section 22.2, Definitions "Accessory Structure" and "Structure"*)

12.5.2 Yard requirements shall be modified subject to the following conditions:

(a) Through lots shall provide the required front yard on each street.

(b) Decks and unroofed porches may project into a required front yard for a distance not to exceed 5-feet and a required rear yard not to exceed 10-feet.

(c) Uncovered steps and handicap ramps may project into a required front, or side yard for a distance not to exceed 5-feet and a rear yard not to exceed 10-feet.

(d) On a corner lot, the side yard from the side lot line which abuts a street shall be a minimum of 20-feet.

(e) Where a subdivision has been approved by the Planning Commission in accordance with the *Baldwin County Subdivision Regulations* prior to the enacting of zoning ordinances with front, rear or side yard setbacks different than the minimums required herein, the setbacks as recorded on the plat shall apply.

(f) All buildings or structures located within coastal high hazard areas (V-zones) shall be located 50-feet landward of the reach of the mean high tide.

# Staff Analysis and Findings

## 1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.

Zoning in Planning District 26 came into effect on September 21, 1993. The applicant has obtained a permit to demolish the existing home that was constructed across the common lot line between the two lots, and the original parcel has been split into two individual parcels. The lot of record is 50 x 116 +/- roughly and under 10,000 sq. ft. The minimum lot size requirement for RSF-2, residential Single Family District zoning is 15,000 sq. ft. with a minimum lot width at the building line of 80 '. Therefore, staff believes there is an exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: **15, 000sf** Actual lot size: **5,800 +/- sf**, Minimum Lot width: **80'**, Actual Lot Width: **50'**, Hardship: YES

## 2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.

The subject property does not contain any jurisdictional wetlands. Therefore, staff could not establish exceptional topographical conditions or other extraordinary situations, or conditions contained on the property that would require a variance.



# Staff Analysis and Findings

**3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

The subject property is currently zoned RSF-2, a Residential single-family zoning designation that allows for residential uses and accessory structures. The applicant's request is to construct a single-family home.

**Staff believes that the granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

**4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.**

Staff does not believe the granting of this application, **in general**, will impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. **However, staff cannot specifically assure and makes no warranty or guarantee that if granted the resultant variance will or will not diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County because the effect of the variance cannot be quantified at the time of consideration.**



# Staff Analysis and Findings

## 5.) Other matters which may be appropriate.

- The applicant has submitted a written document stating there is no active homeowner association for the subject property.
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.

# POA Statement

The property I own at 11541 CO RD 1, Fairhope, AL. is not a part of an active neighborhood.

Michael Coumanis -  - Owner

# ZVA25-32 COUMANIS PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 4.3.4 Area and Dimensional Ordinance of the Baldwin County Zoning Ordinance, specifically regarding the 30-foot rear property line, as well as from Section 12.5(c) concerning yard requirements related to uncovered stairs in the rear yard that extend beyond 10 feet to allow for the construction of a new single-family dwelling.

The applicant is proposing to set the structure at 17.7 feet to the rear property line, with the stairs extending 13.4' over the requested setback line, leaving 4.3' feet to the rear property line.

It is also noted that a previous variance for the dwelling was granted at a distance not to exceed 20 feet.

Staff recommends that ZVA25-32 be approved with conditions,

1. If approved, the variance is limited to the site plan as shown and provided herein.
2. This variance doesn't relieve the subject property of any other requirements of the Baldwin County Zoning Ordinance, Baldwin County Subdivision Regulations, Baldwin County Building Department (building permit), Baldwin County Highway Department (driveway permit, turnout permit, or licensing agreement), or requirements of other agencies.

# **ZVA25-32 COUMANIS PROPERTY**

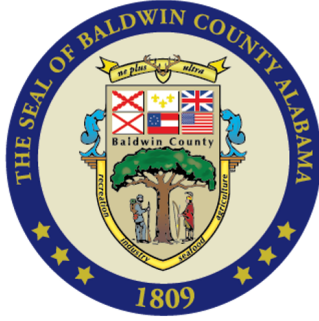
## **VARIANCE REQUEST SUMMARY AND RECOMMENDATION**

Lead Staff: Crystal Bates, Planning Technician II

### **GENERAL NOTES {By-laws}**

Any party aggrieved by a final judgment or decision of the Board of Adjustment may within fifteen (15) days thereafter, appeal the final judgment to the Circuit Court of Baldwin County, Alabama, by filing with the Circuit Court and the Board of Adjustment a written notice of appeal specifying the judgment or decision from which the appeal is taken. In case of such appeal, the Board of Adjustment shall cause a transcript of the proceedings and the action to be certified to the Court where the appeal is taken.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as conditions upon which it is granted, and the conditions imposed by the Zoning Ordinance are adhered to.



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

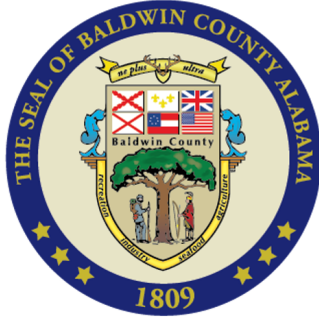
BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

SEPTEMBER 16, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

**BALDWIN COUNTY BOARD OF ADJUSTMENT #1**

**REGULAR MEETING**

**AUGUST 19, 2025**

**BALDWIN COUNTY CENTRAL ANNEX**

**ROBERTSDALE, AL**

# ZVA25-33 COUMANIS PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 26
- **Zoned:** RSF-2 Single-Family District
- **Location:** The subject property is located on the west side of County Road 1
- **PID:** 05-56-08-33-0-000-047.001
- **PPIN:** 629380
- **Acreage:** 0.15
- **Physical Address:** 11539 County Road 1
- **Applicant:** Claremount Property Company- Diana Espinoza
- **Owner:** Michael Coumanis





# ZVA25-33 COUMANIS PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 12.5 (c) Yard Requirements of the Baldwin County Zoning Ordinance concerning the uncovered stairs located in the rear yard, to allow for the construction of a new single-family dwelling.

The applicant requests to have the stairs situated 6' 4 1/2" from the rear property line, rather than the standard requirement of 20'. It is also noted that the previous variance granted for the rear setback covered a 20' distance to the rear property line but did not include any stairs extending beyond the rear setback line.

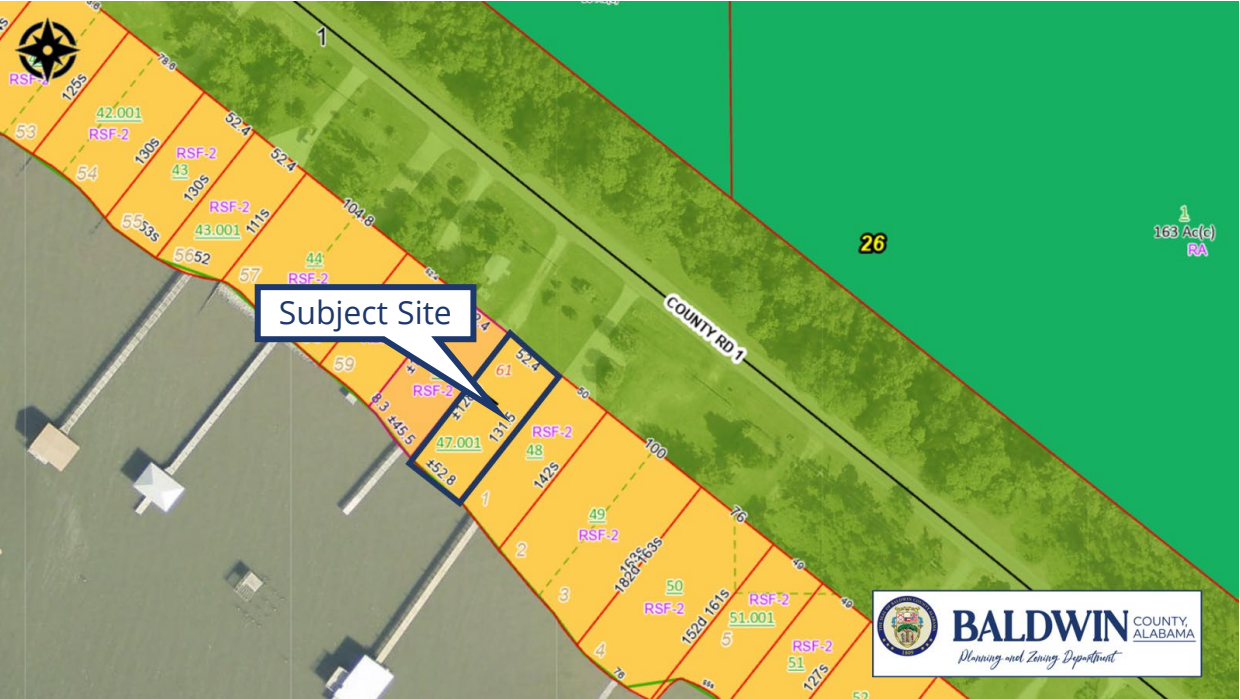
Staff recommends that ZVA25-33 be Approved.





# Locator Map

# Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single Family	Residential
South	RSF-2, Residential Single Family	Residential
East	RA, Rural Agriculture	Vacant
West	Water Body	Mobile Bay





Subject Site





Subject Property  
PIN: 629380

# VARIANCE PROPOSED FOR THIS PROPERTY

CASE NUMBER

**ZVA25 -000033**



*For Information Contact  
Baldwin County Planning &  
Zoning Department*

**(251)580-1655 / (251)972-8523  
(251)990-4623**

Jul 31, 2025 11:36:58 AM  
30°23'34.67177"N 87°52'41.45056"W  
220° SW





Adjoining Property  
to The North  
PIN: 47725



Jul 31, 2025 11:38:02 AM  
30°23'34.88316"N 87°52'41.80555"W  
222° SW





Adjoining Property  
to The South  
PIN: 17432



Jul 31, 2025 11:37:20 AM  
30°23'34.55844"N 87°52'41.29414"W  
214° SW





Property to The  
East  
PIN: 7815



Jul 31, 2025 11:39:02 AM  
30°23'35.12058"N 87°52'41.56334"W  
9° N



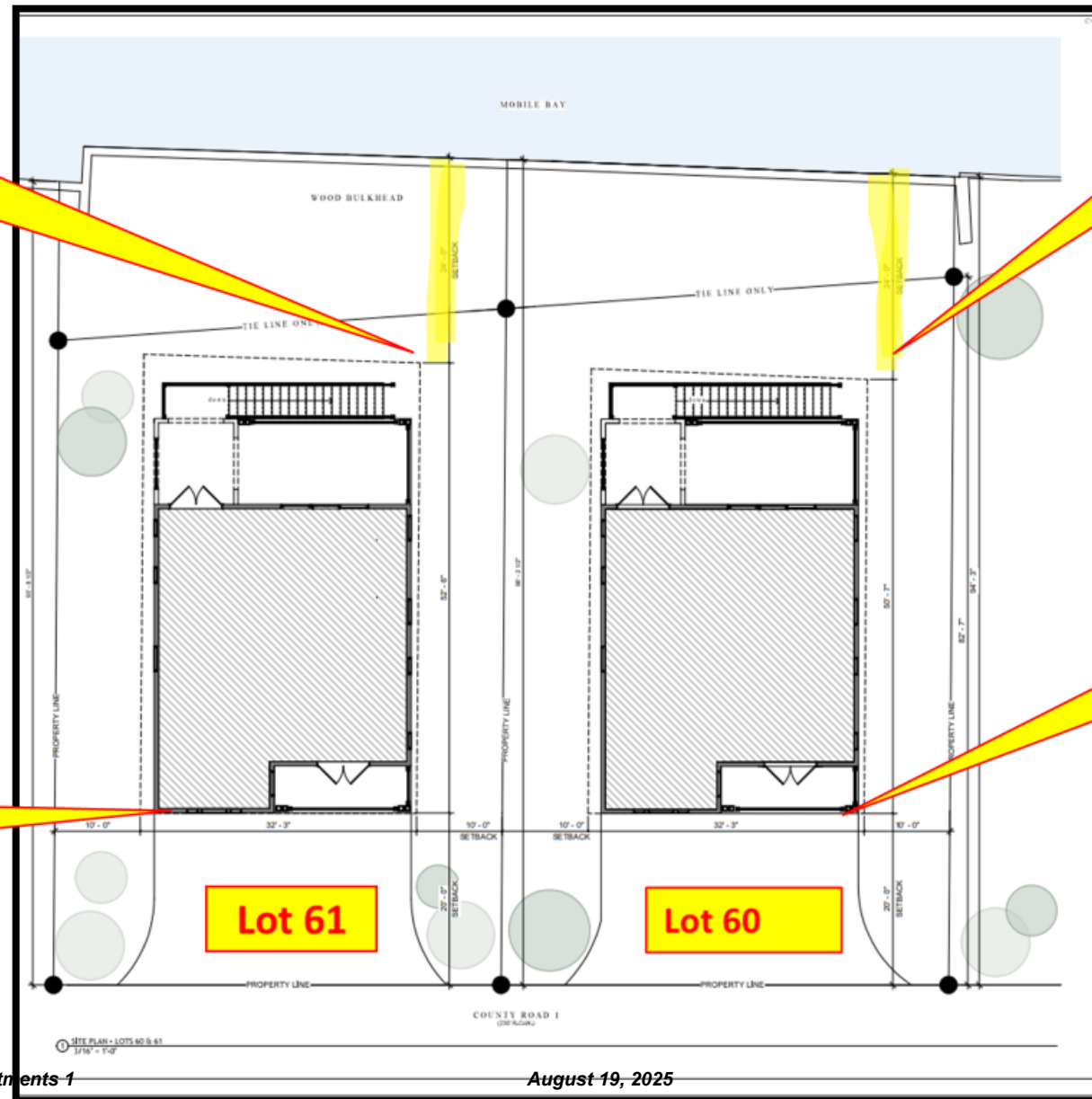
# Previous variance approved

Both homes are requested to be placed 24' landward from the front bulkhead reach of the high tide line in lieu of the required 50'

Both homes are requested to be placed 24' landward from the front bulkhead reach of the high tide line in lieu of the required 50'

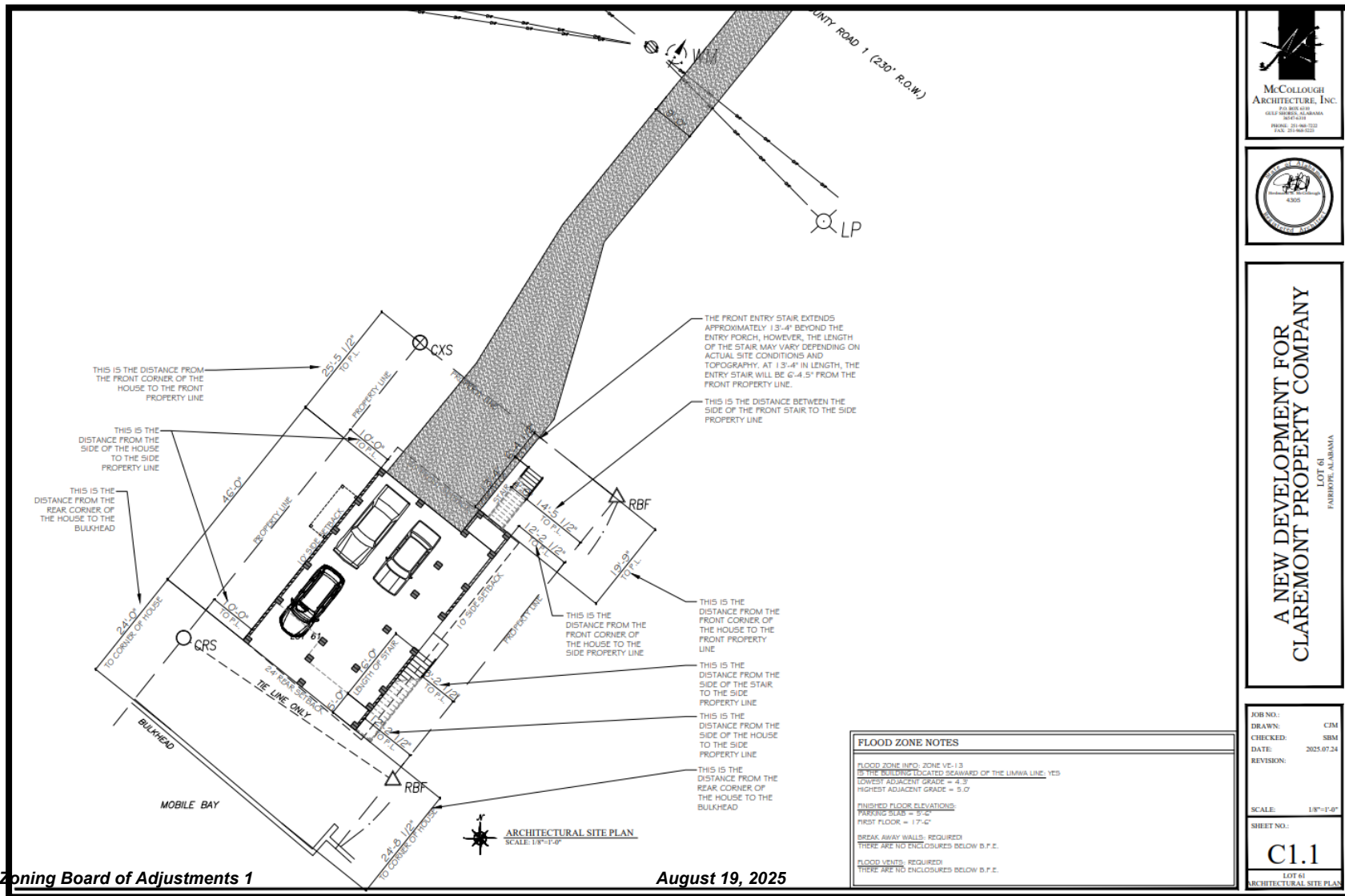
Both homes are requested to be placed 20' from the rear building setback line in lieu of the required 30'

Both homes are requested to be placed 20' from the rear building setback line in lieu of the required 30'





# Site Plan



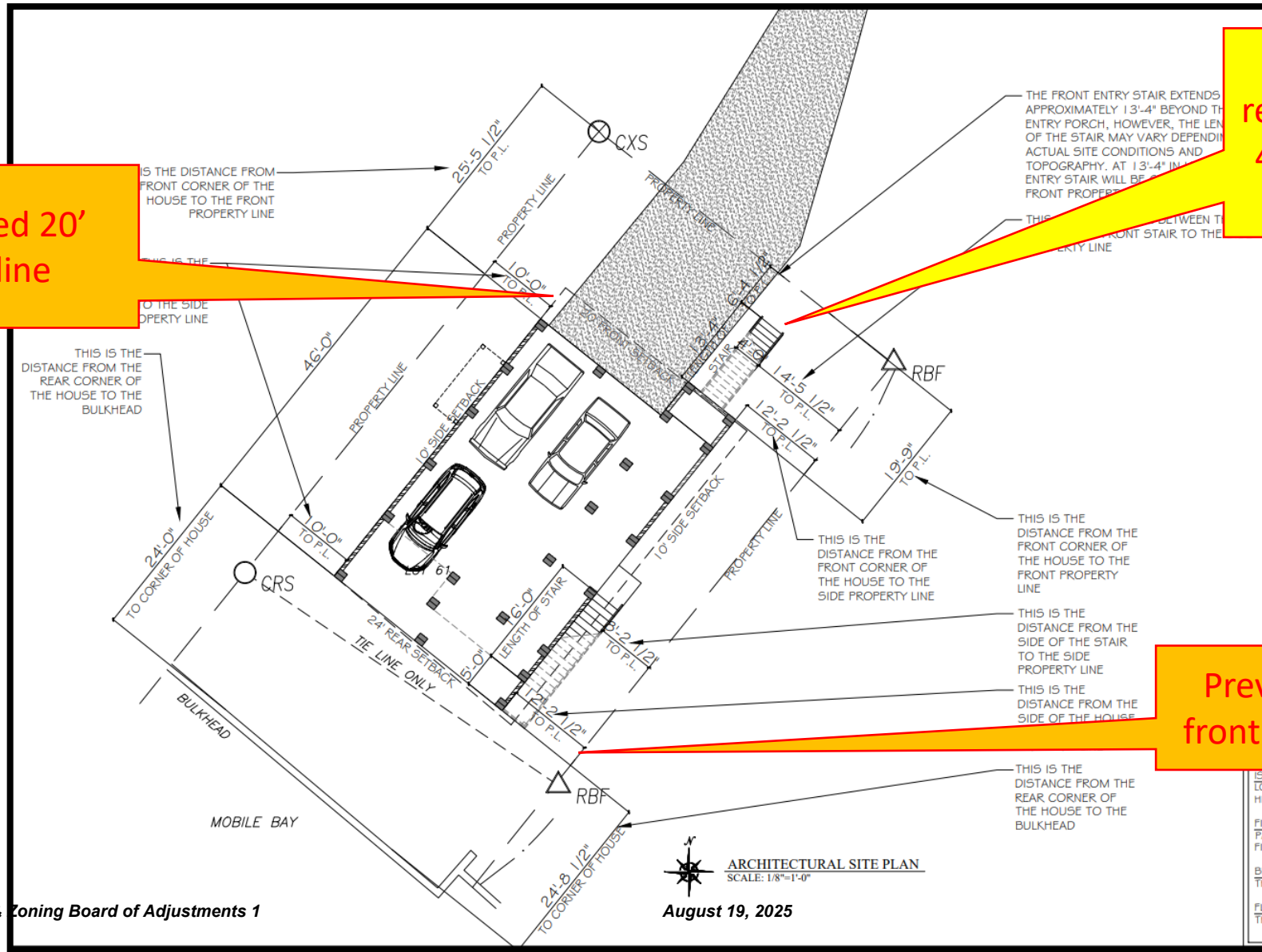
# Site Plan

Lot 61

Previously granted 20' rear property line

Stairs 13'-4" into the required 20' setback 6'-4 1/2" to rear property line with stairs

Previous granted front setback of 24'



# Zoning Requirements

## Section 4.3 RSF-2, Single Family District

4.3.1 *Generally*. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 *Permitted uses*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

(a) The following general industrial uses: extraction or removal of natural resources on or under land.

(b) The following transportation uses (public or private).

(c) The following agricultural uses.

(d) Single family dwellings.

(e) Accessory structures.

(f) The following industrial uses.

(g) Agricultural uses, area and dimensional requirements set forth in *Section 3.2.5* herein, agricultural uses, minimum front yard setbacks, minimum front yard setbacks when construction currently exists.

4.3.2 *Conditional Use Correlates*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be permitted as a special exception:

(a) Outdoor recreation facilities.

(b) The following industrial uses (public or private).

(c) The following general commercial uses: country club.

(d) The following local commercial use: bed and breakfast or tourist home (see *Section 13.10: Bed and Breakfast Establishments*).

4.3.3 *Special exception*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be permitted as a special exception: Not Applicable

4.3.4 *Area and dimensional ordinances*. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.4 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	40-Feet
Maximum Ground Coverage Ratio	.35

## Section 12.5 Yard Requirements

12.5.1 Every part of a required yard or court shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections shall not extend more than 2-feet beyond the yard area requirements. (For additional provisions see *Section 22.2, Definitions "Accessory Structure" and "Structure"*)

12.5.2 Yard requirements shall be modified subject to the following conditions:

(a) Through lots shall provide the required front yard on each street.

(b) Decks and unroofed porches may project into a required front yard for a distance not to exceed 5-feet and a required rear yard not to exceed 10-feet.

(c) Uncovered steps and handicap ramps may project into a required front, or side yard for a distance not to exceed 5-feet and a rear yard not to exceed 10-feet.

(d) On a corner lot, the side yard from the side lot line which abuts a street shall be a minimum of 20-feet.

(e) Where a subdivision has been approved by the Planning Commission in accordance with the *Baldwin County Subdivision Regulations* prior to the enacting of zoning ordinances with front, rear or side yard setbacks different than the minimums required herein, the setbacks as recorded on the plat shall apply.

(f) All buildings or structures located within coastal high hazard areas (V-zones) shall be located 50-feet landward of the reach of the mean high tide.

# Staff Analysis and Findings

## 1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.

Zoning in Planning District 26 came into effect on September 21, 1993. The applicant has obtained a permit to demolish the existing home that was constructed across the common lot line between the two lots, and the original parcel has been split into two individual parcels. The lot of record is 50 x 116 +/- roughly and under 10,000 sq. ft. The minimum lot size requirement for RSF-2, residential Single Family District zoning is 15,000 sq. ft. with a minimum lot width at the building line of 80 '. Therefore, staff believes there is an exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

Minimum lot size: **15, 000sf** Actual lot size: **5,800 +/- sf**, Minimum Lot width: **80'**, Actual Lot Width: **50'**, Hardship: YES

## 2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.

The subject property does not contain any jurisdictional wetlands. Therefore, staff could not establish exceptional topographical conditions or other extraordinary situations, or conditions contained on the property that would require a variance.

# Staff Analysis and Findings

**3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

The subject property is currently zoned RSF-2, a Residential single-family zoning designation that allows for residential uses and accessory structures. The applicant's request is to construct a single-family home.

**Staff believes that the granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

**4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.**

Staff does not believe the granting of this application, **in general**, will impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. **However, staff cannot specifically assure and makes no warranty or guarantee that if granted the resultant variance will or will not diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County because the effect of the variance cannot be quantified at the time of consideration.**

# Staff Analysis and Findings

## 5.) Other matters which may be appropriate.

- The applicant has submitted a written document stating there is no active homeowner association for the subject property.
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.

# POA Statement

The property I own 11539 CO RD 1, Fairhope, AL. is not a part of an active neighborhood.

Michael Coumaris -  - Owner



# ZVA25-33 COUMANIS PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is requesting a variance from Section 12.5 (c) Yard Requirements of the Baldwin County Zoning Ordinance concerning the uncovered stairs located in the rear yard, to allow for the construction of a new single-family dwelling.

The applicant requests to have the stairs situated 6' 4 1/2" from the rear property line, rather than the standard requirement of 20'. It is also noted that the previous variance granted for the rear setback covered a 20' distance to the rear property line but did not include any stairs extending beyond the rear setback line.

Staff recommends that ZVA25-33 be Approved with conditions,

1. If approved, the variance is limited to the site plan as shown and provided herein.
2. This variance doesn't relieve the subject property of any other requirements of the Baldwin County Zoning Ordinance, Baldwin County Subdivision Regulations, Baldwin County Building Department (building permit), Baldwin County Highway Department (driveway permit, turnout permit, or licensing agreement), or requirements of other agencies.



# **ZVA25-33 COUMANIS PROPERTY**

## **VARIANCE REQUEST SUMMARY AND RECOMMENDATION**

Lead Staff: Crystal Bates, Planning Technician II

### **GENERAL NOTES {By-laws}**

Any party aggrieved by a final judgment or decision of the Board of Adjustment may within fifteen (15) days thereafter, appeal the final judgment to the Circuit Court of Baldwin County, Alabama, by filing with the Circuit Court and the Board of Adjustment a written notice of appeal specifying the judgment or decision from which the appeal is taken. In case of such appeal, the Board of Adjustment shall cause a transcript of the proceedings and the action to be certified to the Court where the appeal is taken.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as conditions upon which it is granted, and the conditions imposed by the Zoning Ordinance are adhered to.



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

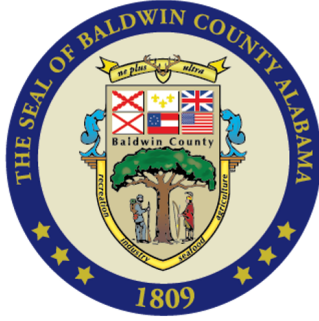
BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

SEPTEMBER 16, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

**BALDWIN COUNTY BOARD OF ADJUSTMENT #1**

**REGULAR MEETING**

**AUGUST 19, 2025**

**BALDWIN COUNTY CENTRAL ANNEX**

**ROBERTSDALE, AL**

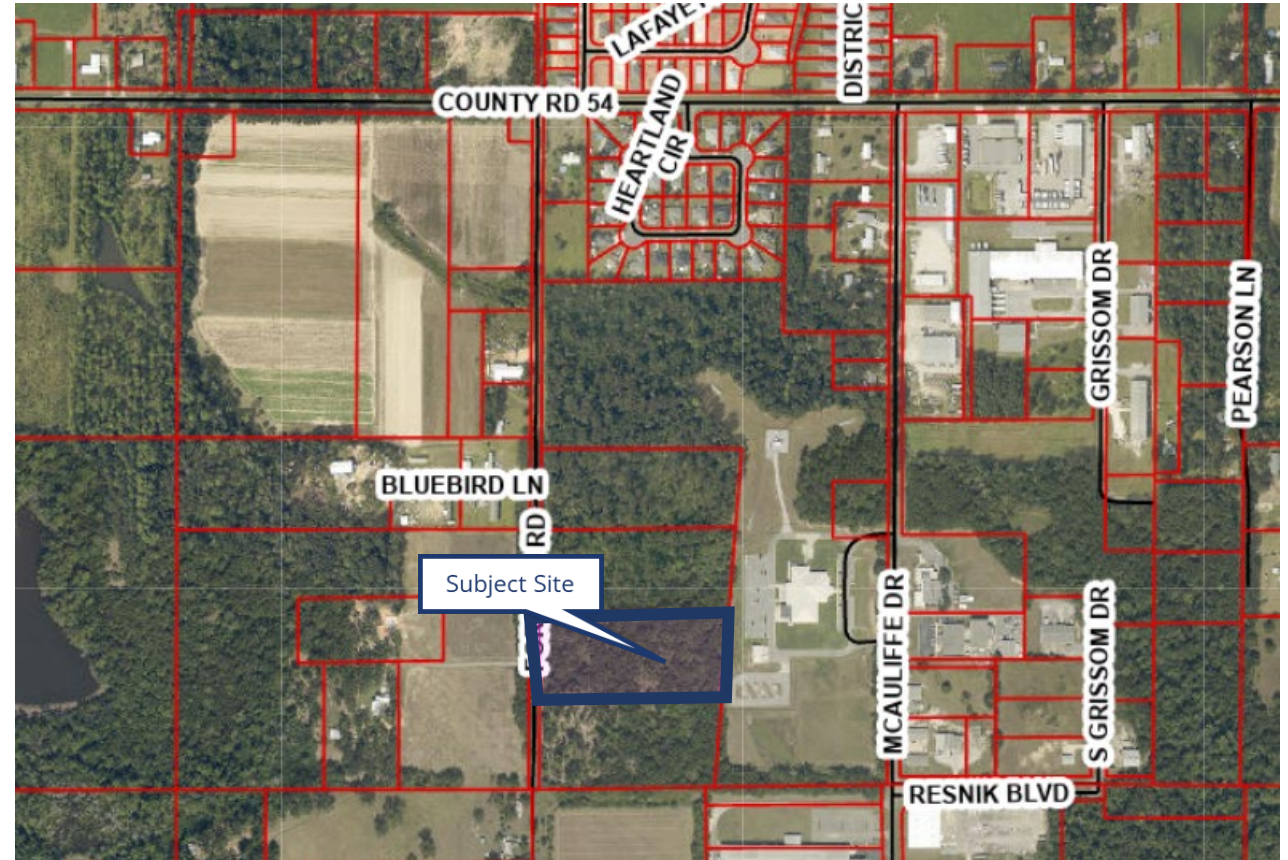


# ZVA25-35 CUENCA PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 12
- **Zoned:** RSF-2 Single-Family District
- **Location:** The subject property is located on the east side of Forland Rd
- **PID:** 05-42-07-36-0-000-008.002
- **PPIN:** 104817
- **Acreage:** 5.1 ac
- **Physical Address:** 13742 Forland Road
- **Applicant:** Jennifer Cuenca
- **Owner:** Linares Jennifer Cuenca & Sanchez Omar Barragan



# ZVA25-35 CUENCA PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from section 2.3.12.3 (d) Planning District 12 Local Provisions, which states that accessory dwellings are permitted by right in residential districts provided they do not exceed sixty (60) percent of the size, in square feet, of the principal residence. This request is to facilitate the placement of a 16 x 72 mobile home.

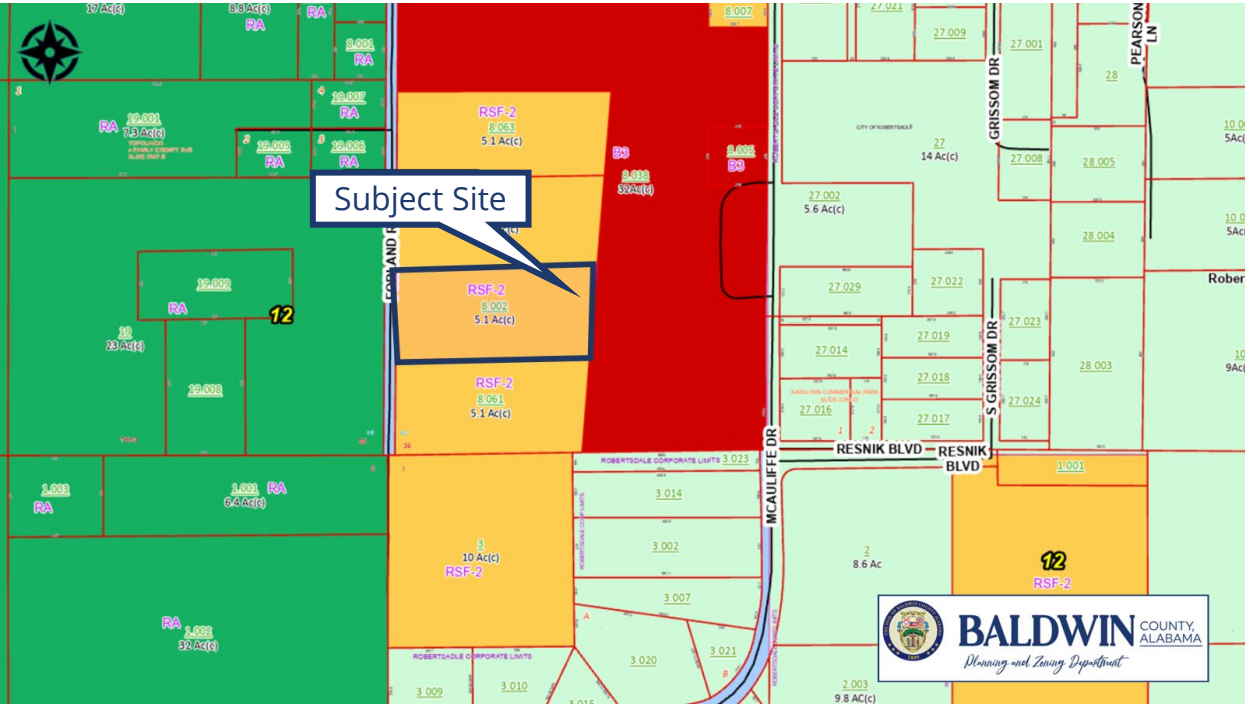
The applicant would like to have the same size mobile home on the parcel instead of being 60% more or less than the existing 16 x 72 principal dwelling.

Staff recommends that ZVA25-35 be **Denied** unless information to the contrary is revealed at the public hearing.

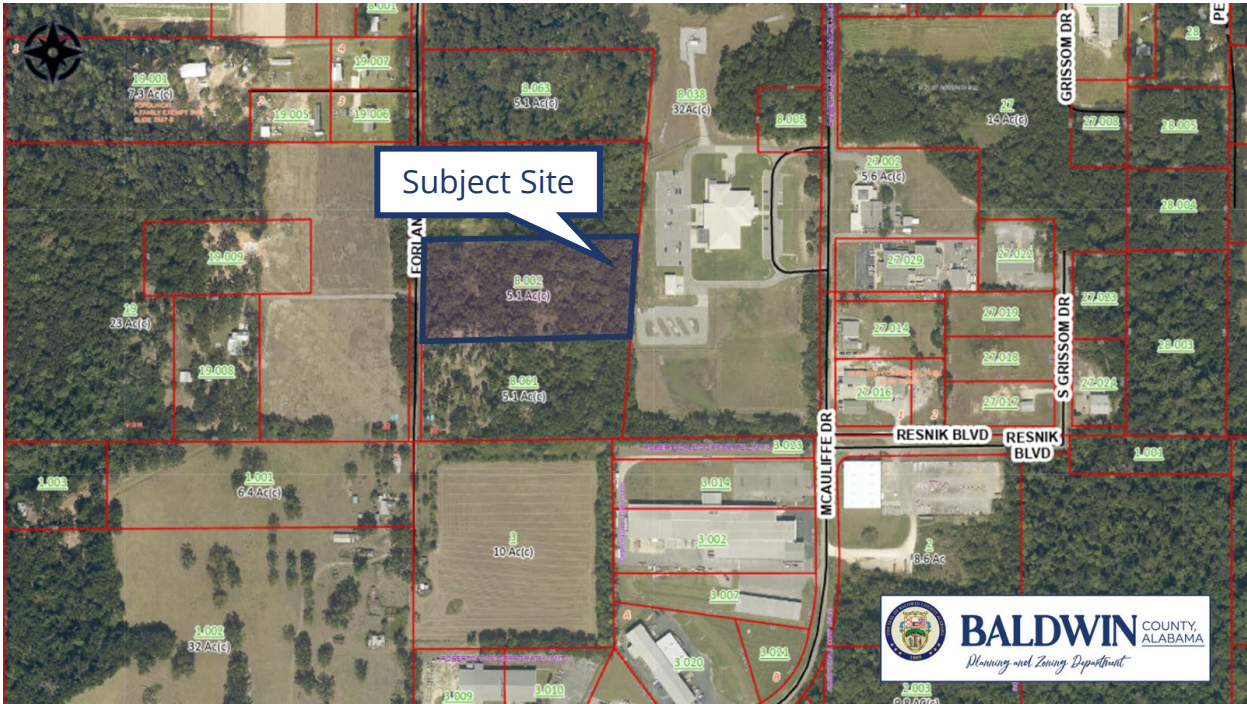




# Locator Map



# Site Map



	Adjacent Zoning	Adjacent Land Use
North	RSF-2, Residential Single Family	Vacant
South	RSF-2, Residential Single Family	Residential
East	B-3, General Business	Baldwin EMA
West	RA, Rural Agricultural	Agricultural





Subject Site



FORLAND RD

MC AULIFFE DR

GRISSOM DR

S GRISSOM DR

RESNIK BLVD

RESNIK BLVD



**BALDWIN** COUNTY, ALABAMA

Planning and Zoning Department







Subject Property  
PIN: 102817

**VARIANCE PROPOSED  
FOR THIS PROPERTY  
CASE NUMBER**

**ZVA25-000035**

***For Information Contact  
Baldwin County Planning &  
Zoning Department***

***(251)580-1655 / (251)972-8523  
(251)990-4623***



Jul 30, 2025 11:13:26 AM  
30°33'42.83942"N 87°44'1.38642"W  
120° SE





Adjoining Property  
to The North  
PIN: 395211



Jul 30, 2025 11:14:53 AM  
30°33'43.44073"N 87°44'1.46771"W  
4° N





Adjoining Property  
to The South  
PIN: 395117



Jul 30, 2025 11:14:05 AM  
30°33'41.71129"N 87°44'1.59706"W  
79° E





Adjoining  
Property to The  
East  
PIN: 256766



Jul 30, 2025 11:20:31 AM  
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261° W





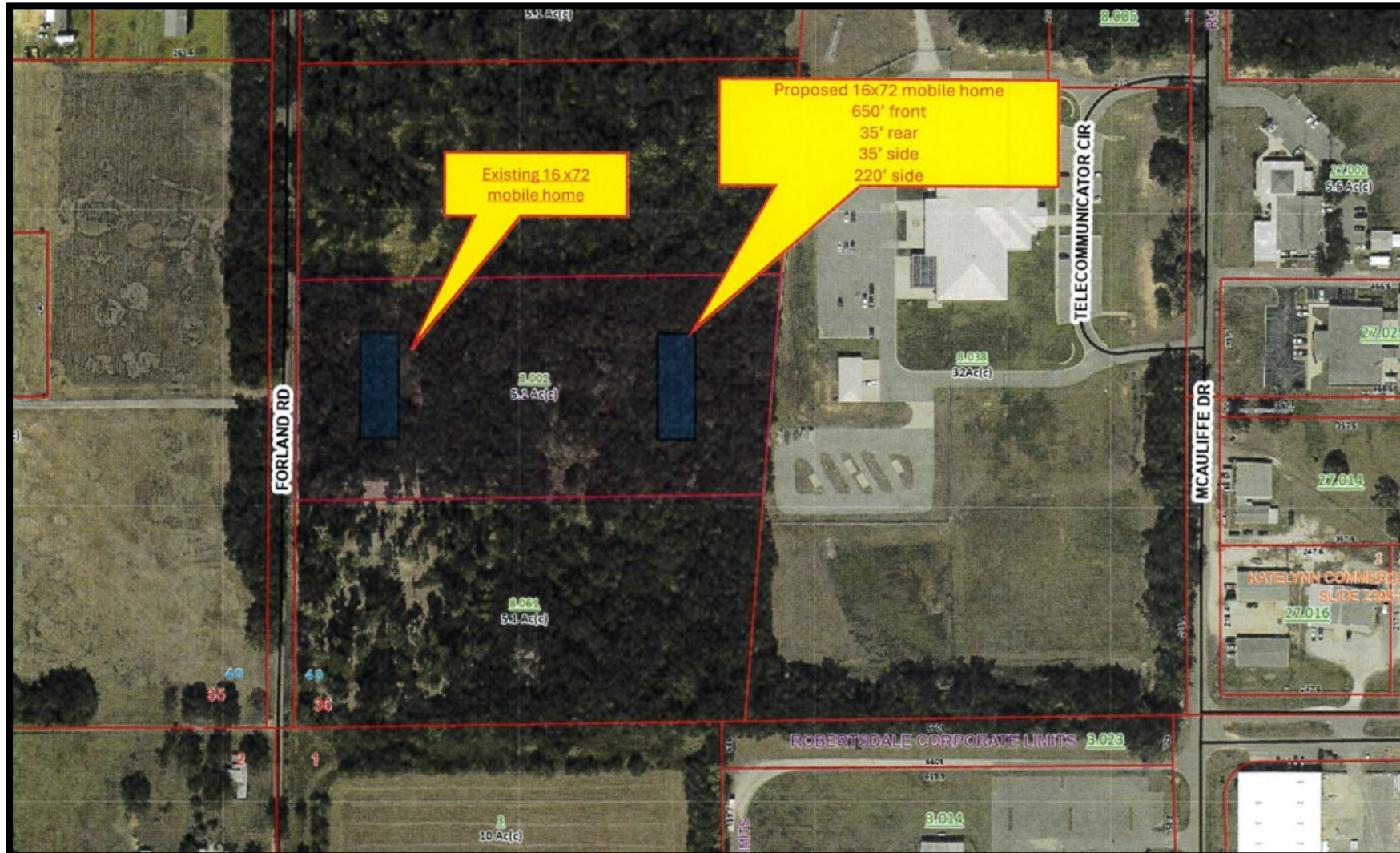
Property to The  
West  
PIN: 68807



Jul 30, 2025 11:15:12 AM  
30°33'43.32298"N 87°44'1.69883"W  
264° W



# Site Plan



# Zoning Requirements

## **2.3.12 Planning District 12.**

### **2.3.12.1 Effective Date**

On June 20, 2006, a majority of qualified electors in Planning District 12 voted to institute County Zoning. On November 7, 2006, the County Commission adopted the Planning District 12 Zoning Map and Ordinances.

### **2.3.12.2 District Boundaries**

A legal description of the boundaries for Planning District 12 may be found under Appendix A

### **2.3.12.3 Local Provisions for Planning District 12**

- (a) Industrial uses shall not discharge into any river or natural surface body of water including wetlands.
- (b) No additional Landfills.
- (c) All utilities for new subdivisions shall be placed underground.
- (d) Accessory dwellings are permitted by right in residential districts provided they do not exceed sixty (60) percent of the size, in square feet, of the principal residence.
- (e) Cemeteries shall be allowed by right in the RA, Rural Agriculture District and the RSF-E, Residential Single Family Estate District.
- (f) Adult Use Ordinance.
  - 1. *Purpose.* The intent of these provisions is to establish reasonable and uniform ordinances for adult uses and entertainment, whether existing or proposed, that will protect the health, safety, property values, and general welfare of the people, businesses, and industries of the county. It is not the intent to legislate with respect to matter of obscenity.
  - 2. *Definitions.* Definitions contained in the *Code of Alabama 13A-12-200.1* are hereby adopted.



# Staff Analysis and Findings

## 1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.

Zoning in Planning District 12 came into effect on November 7, 2006. The lot of record is 5.1 +/- acres, approximately 331 x 712.7 in size. The minimum lot size requirement for RSF-2, residential Single Family District zoning is 15,000 sq. ft. with a minimum lot width at the building line of 80 ' and a minimum lot width at the street line of 40'. Therefore, staff believes there isn't any exceptional narrowness, shallowness, or shape of the subject property that would require a variance.

**Minimum lot size: 15, 000sf Actual lot size: 217,800 +/- sf, Minimum Lot width: 80', Actual Lot Width: 322', Hardship: NO**

## 2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.

The subject property does not contain any jurisdictional wetlands. **Therefore, staff could not establish exceptional topographical conditions or other extraordinary situations, or conditions contained on the property that would require a variance.**

# Staff Analysis and Findings

**3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

The subject property is currently zoned RSF-2, a Residential single-family zoning designation that allows for residential uses and accessory structures. The applicant's request involves placing a second single-family home on the property; however, it does not align with the 60 percent rule in terms of size. Staff believes that the approval of this application may not be essential for preserving property rights and may serve primarily as a convenience for the applicant or be influenced by economic considerations.

**4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.**

Staff does not believe the granting of this application, **in general**, will impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. However, staff cannot specifically assure and makes no warranty or guarantee that if granted the resultant variance will or will not diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County because the effect of the variance cannot be quantified at the time of consideration.



# Staff Analysis and Findings

## 5.) Other matters which may be appropriate.

- The applicant has submitted a written document stating there is no active homeowner association for the subject property.
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.

# POA Statement

There is not a POA on my property

A handwritten signature in black ink, appearing to read "Jarlan S.", with a large loop at the end.

7/23/25



# ZVA25-35 CUENCA PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from section 2.3.12.3 (d) Planning District 12 Local Provisions, which states that accessory dwellings are permitted by right in residential districts provided they do not exceed sixty (60) percent of the size, in square feet, of the principal residence. This request is to facilitate the placement of a 16 x 72 mobile home.

The applicant would like to have the same size mobile home on the parcel instead of being 60% more or less than the existing 16 x 72 principal dwelling.

Staff recommends that ZVA25-35 be **Denied** unless information to the contrary is revealed at the public hearing.

# **ZVA25-35 CUENCA PROPERTY**

## **VARIANCE REQUEST SUMMARY AND RECOMMENDATION**

Lead Staff: Crystal Bates, Planning Technician II

### **GENERAL NOTES {By-laws}**

Any party aggrieved by a final judgment or decision of the Board of Adjustment may within fifteen (15) days thereafter, appeal the final judgment to the Circuit Court of Baldwin County, Alabama, by filing with the Circuit Court and the Board of Adjustment a written notice of appeal specifying the judgment or decision from which the appeal is taken. In case of such appeal, the Board of Adjustment shall cause a transcript of the proceedings and the action to be certified to the Court where the appeal is taken.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as conditions upon which it is granted, and the conditions imposed by the Zoning Ordinance are adhered to.





**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

SEPTEMBER 16, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

**BALDWIN COUNTY BOARD OF ADJUSTMENT #1**

**REGULAR MEETING**

**AUGUST 19, 2025**

**BALDWIN COUNTY CENTRAL ANNEX**

**ROBERTSDALE, AL**

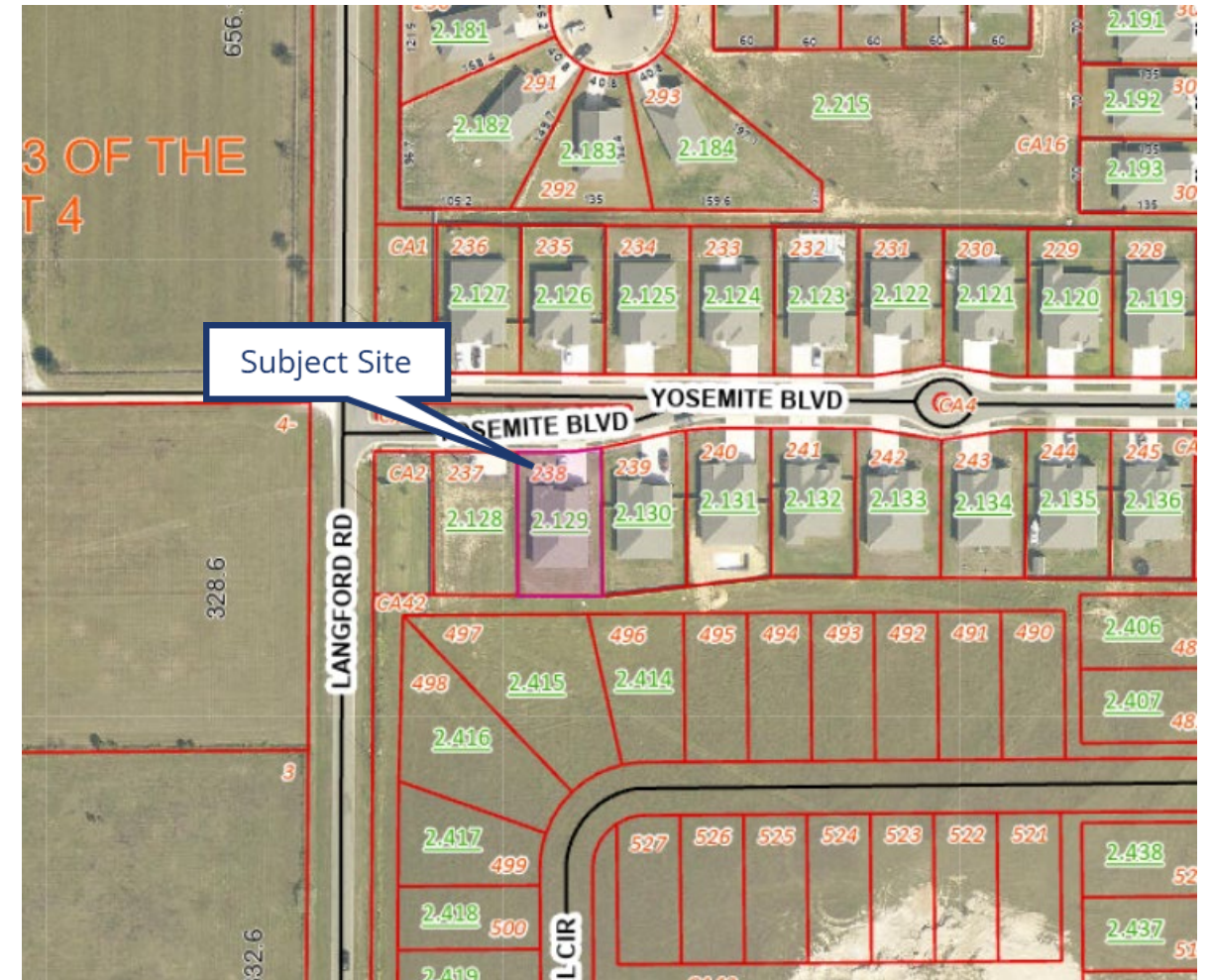


# ZVA25-37 FLOWERS PROPERTY

## VARIANCE REQUEST

Lead Staff: Crystal Bates, Planning Technician II

- **Planning District:** 37
- **Zoned:** RSF-3 Single-Family District
- **Location:** The subject property is located on the south side Yosemite Blvd
- **PID:** 05-47-03-07-0-00-002.129
- **PPIN:** 399146
- **Acreage:** 0.249
- **Physical Address:** 20958 Yosemite Blvd
- **Applicant:** Dr Horton Inc Calvin Andrew Cowan
- **Owner:** William & Beverly Flowers



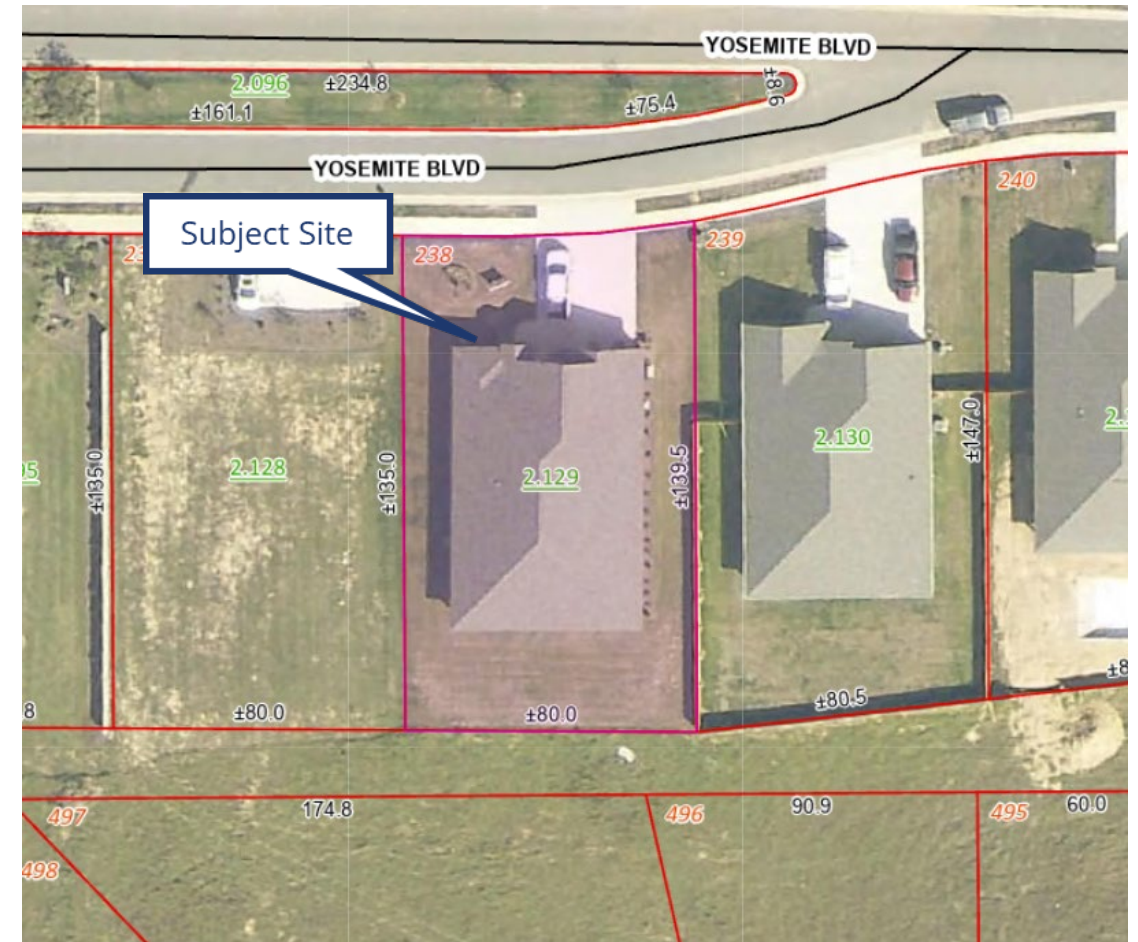
# ZVA25-37 FLOWERS PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

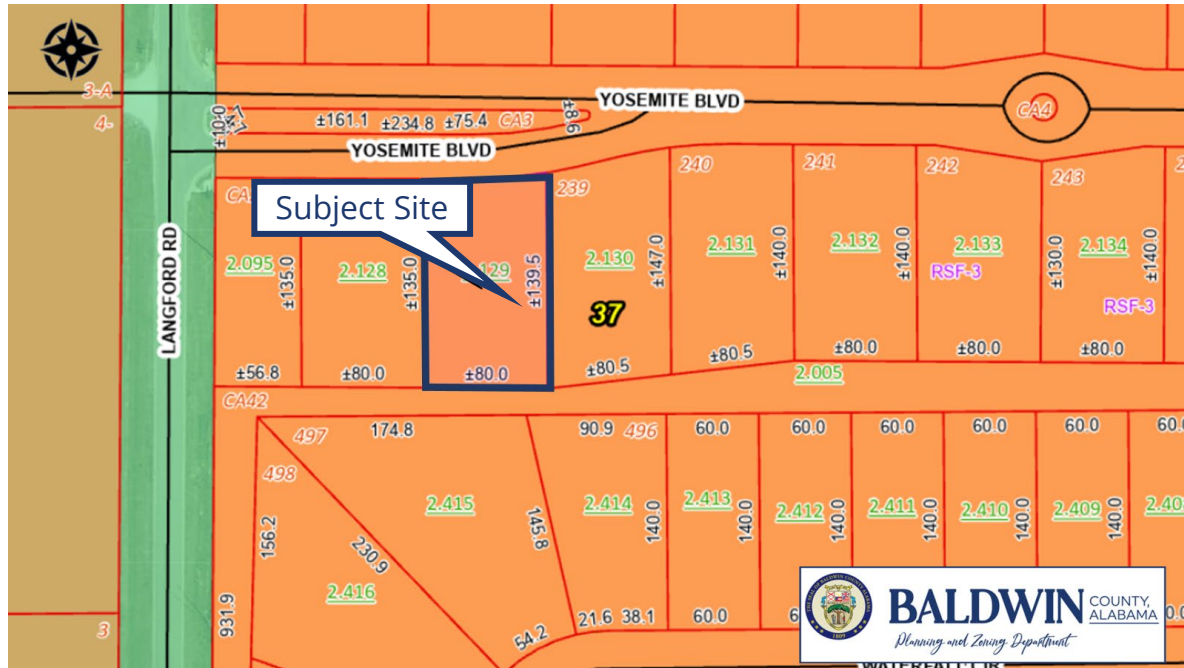
The applicant is seeking a variance from Section 4.4.5 Area and Dimensional ordinance from the Baldwin County Zoning Ordinance as it pertains to the 30' front setback in order to allow for a single-family dwelling that was built across the 30' building setback line to remain.

Staff recommends that ZVA25-37 be Approved.

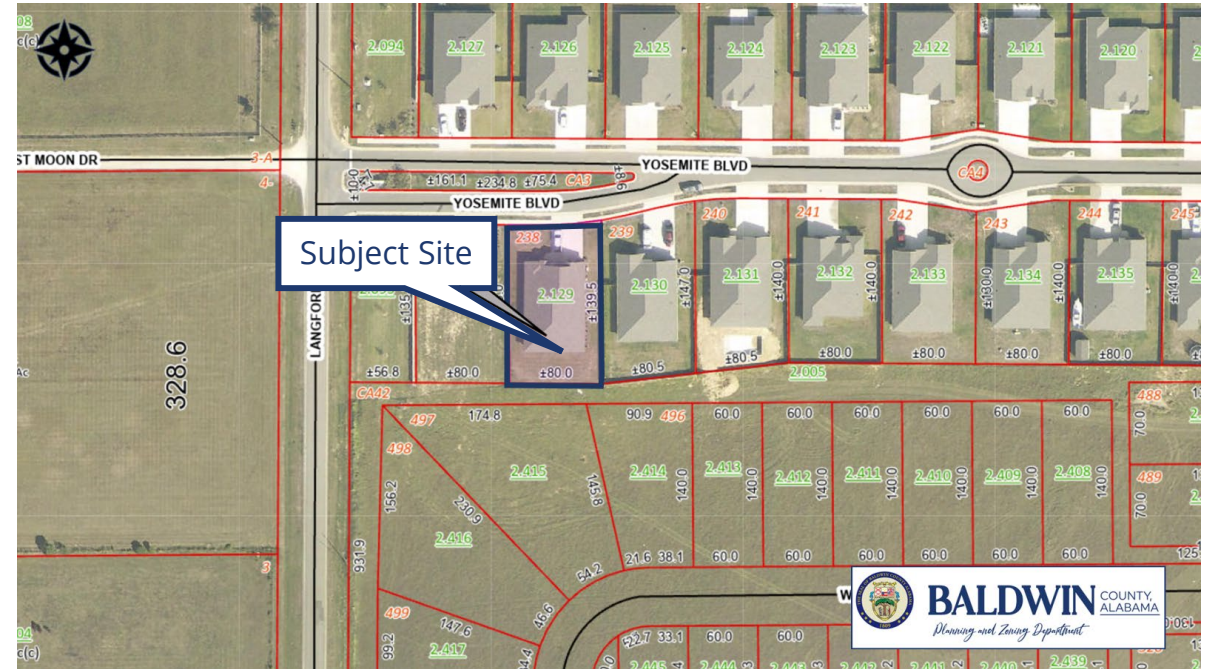




# Locator Map



# Site Map



## Adjacent Zoning

North

RSF-3, Residential Single Family

South

RSF-3, Residential Single Family

East

RSF-3, Residential Single Family

West

RSF-3, Residential Single Family

## Adjacent Land Use

Residential

Vacant

Residential

Residential





08

c(c)

ST MOON DR

3-A  
4-

328.6

LANGFORD RD

Subject Site

YOSEMITE BLVD

C24

2.094 2.127 2.126 2.125 2.124 2.123 2.122 2.121 2.120

±10.0 ±161.1 ±234.8 ±75.4 CA3 9.8

YOSEMITE BLVD

2.095 2.128 2.129 2.130 2.131 2.132 2.133 2.134 2.135  
±135.0 ±140.0 ±139.5 ±147.0 ±140.0 ±140.0 ±140.0 ±140.0 ±140.0  
±56.8 ±80.0 ±80.0 ±80.5 ±80.5 ±80.0 ±80.0 ±80.0 ±80.0

CA42 2.005

497 174.8 90.9 496 60.0 60.0 60.0 60.0 60.0 60.0 60.0 60.0  
498 156.2 230.9 145.8 140.0 140.0 140.0 140.0 140.0 140.0 140.0  
2.415 2.414 2.413 2.412 2.411 2.410 2.409 2.408  
2.416 2.417 2.418 2.419 2.420 2.421 2.422 2.423  
21.6 38.1 60.0 60.0 60.0 60.0 60.0 60.0 60.0 60.0  
499 147.6 46.6 44.4 42.0 40.0 38.1 36.1 34.1 32.1 30.1 28.1 26.1 24.1 22.1 20.1 18.1 16.1 14.1 12.1 10.1 8.1 6.1 4.1 2.1 1.1 0.1

 **BALDWIN** COUNTY, ALABAMA  
Planning and Zoning Department





LANGFORD RD

YOSEMITE BLVD

YOSEMITE BLVD

Subject Site

37

RSF-3

RSF-3





20958

Subject Property  
PIN: 399146

# VARIANCE PROPOSED FOR THIS PROPERTY

Case Number

## ZVA25-000037



For information Contact  
Baldwin County Planning &  
Zoning Department  
**(251) 580-1655**

Aug 1, 2025 12:25:53 PM  
30°32'17.29201"N 87°48'34.18358"W  
178° S





Adjoining  
Property to The  
East  
PIN: 399147



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182° S





Adjoining  
Property to The  
West  
PIN: 399145



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158° S





Property to The  
South  
PIN: 631993



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357° N





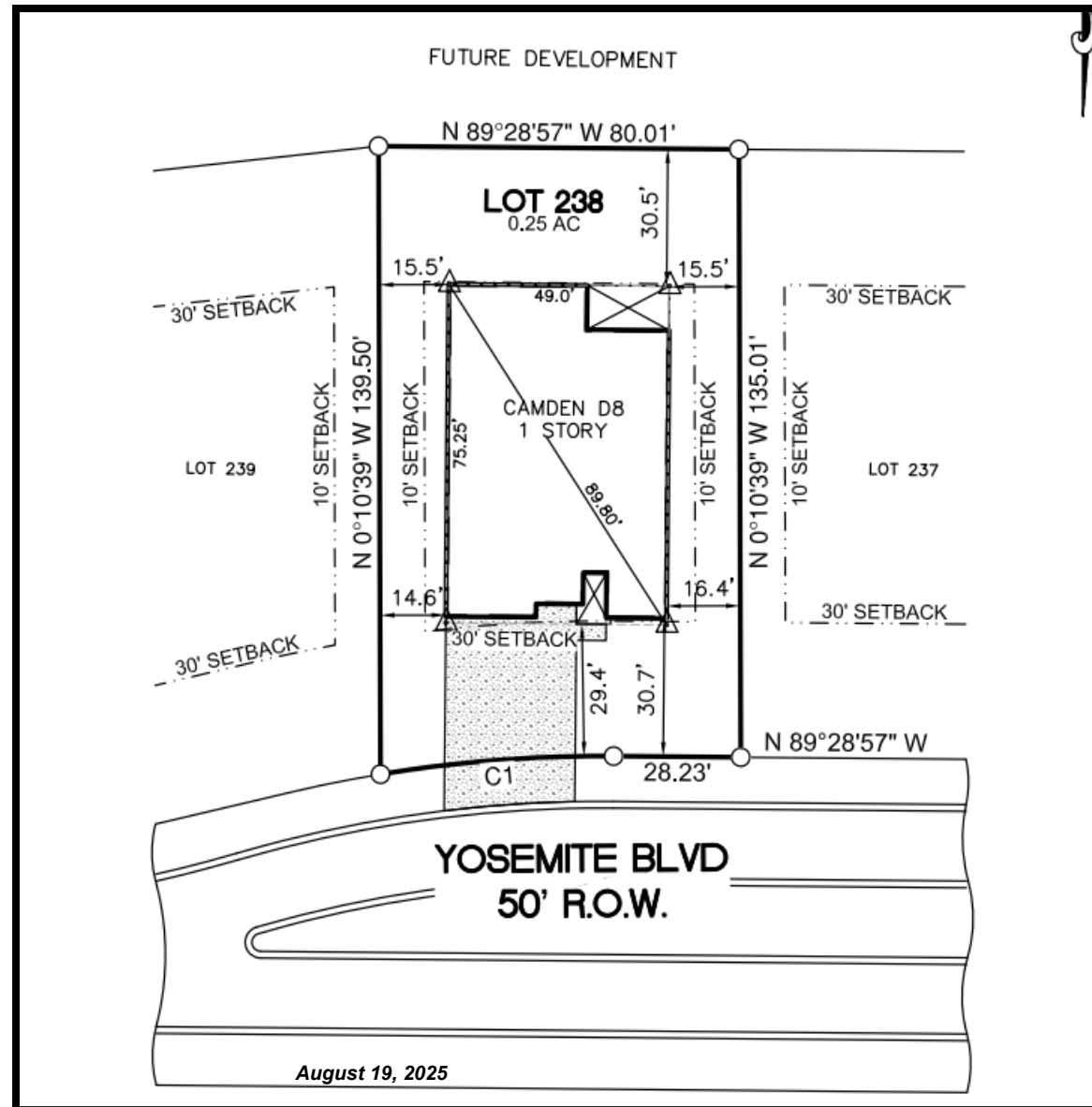
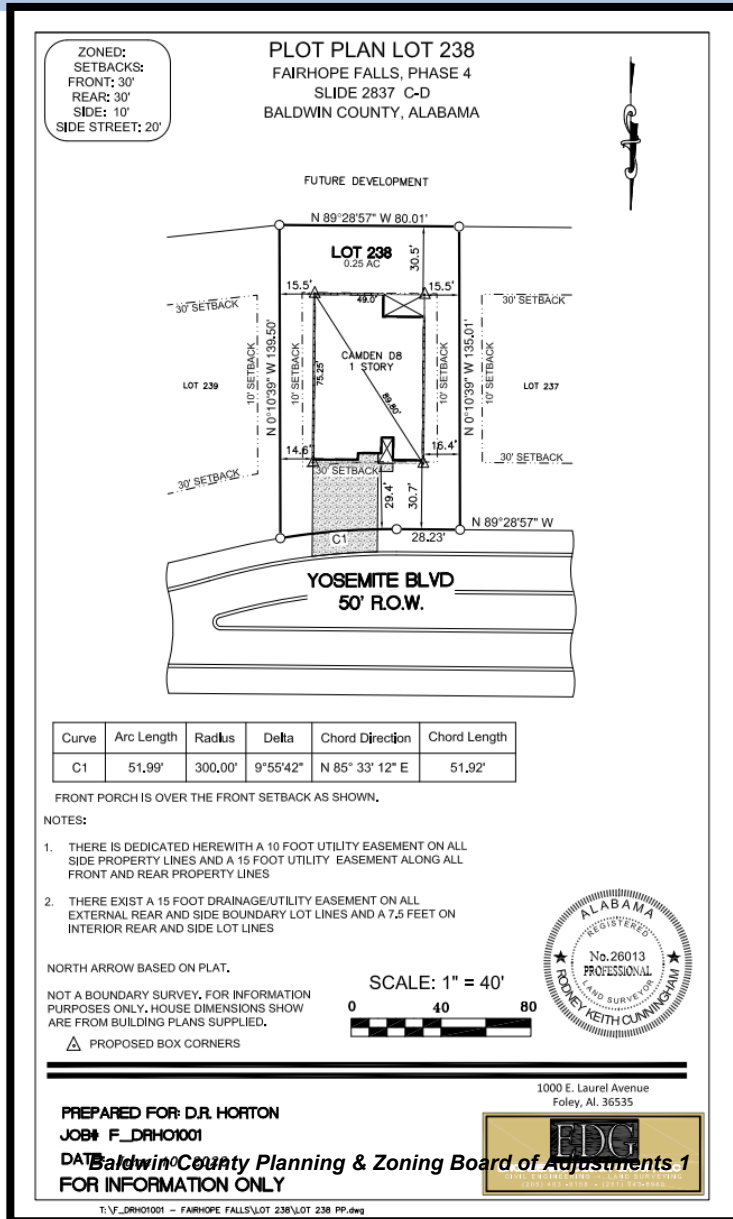
Property to The  
North  
PIN: 399143



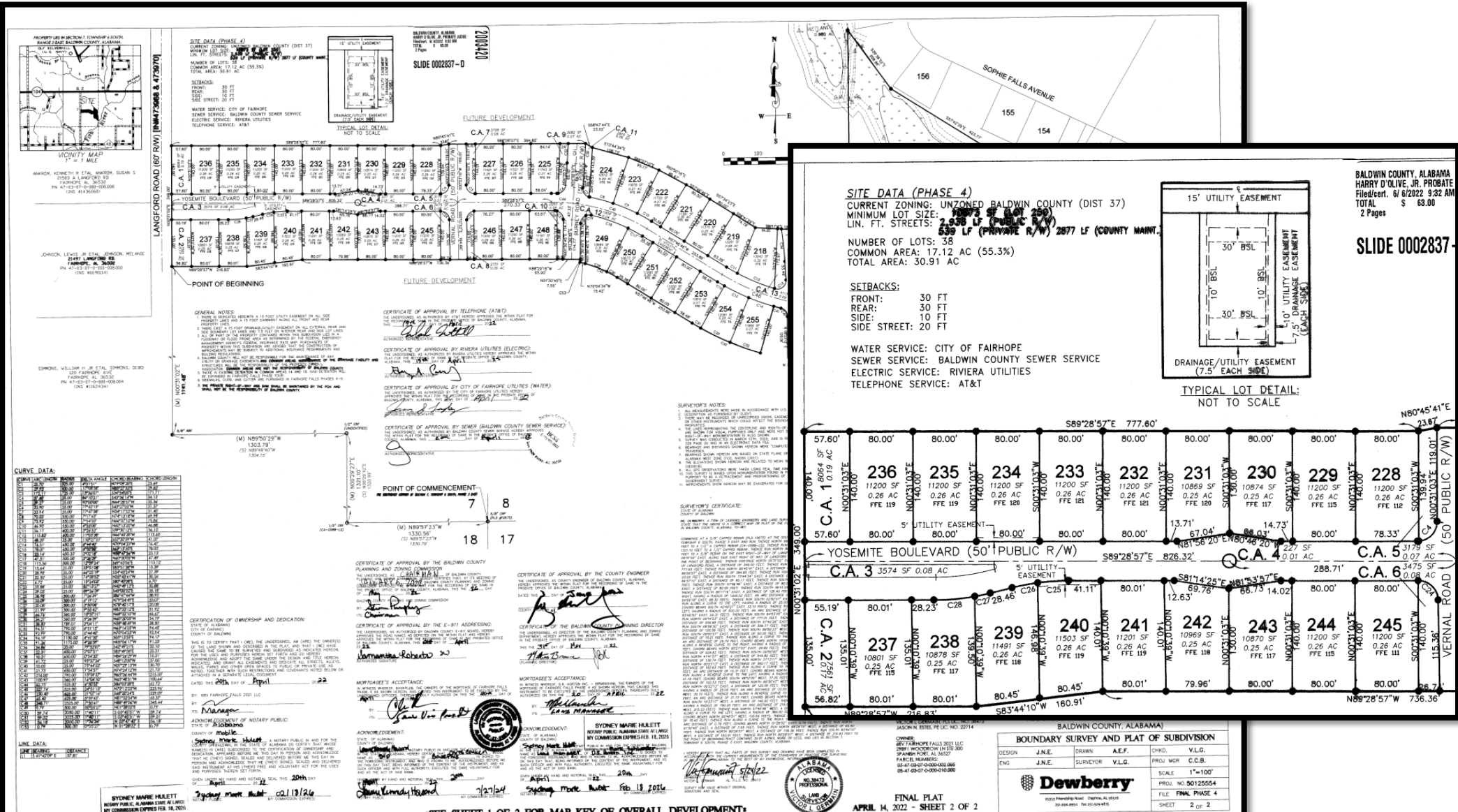
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8° N



# Site Plan



# SUBDIVISION PLAT





# Zoning Requirements

## Section 4.4 RSF-3, Single Family District

**4.4.1 Generally.** This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

**4.4.2 Permitted uses.** Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

**4.4.3 Conditional Use Commission Site Plan Approval.** Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

**4.4.4 Special exception.** Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

**4.4.5 Area and dimensional ordinances.** Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, Section 12.4: *Height Modifications*, Section 12.5: *Yard Requirements*, Section 12.6: *Coastal Areas*, Section 12.8: *Highway Construction Setbacks*, Section 18.5: *Variances*, and Article 20: *Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	10,000 Square Feet
Minimum Lot Width at Building Line	70-Feet
Maximum Ground Coverage Ratio	.35

# Staff Analysis and Findings

**1.) Exceptional narrowness, shallowness or shape of a specific piece of property existing at the time of the enactment of these zoning regulations.**

Zoning in Planning District 37 came into effect on July 19, 2022. The lot described is 80.2' x 139.5' IRR ft Lot 238 of Fairhope Falls Phase 4. The minimum lot size requirement for RSF-3, Residential Single-Family District, is 10,000 sf with a Minimum Lot Width at the Building Line of 70'.

Minimum lot size: **10,000 sf** Actual lot size: **11,120 sf**, Minimum Lot width: **70'**, Actual Lot Width: **80.2'**, Hardship: **NO**

**2.) Exceptional topographic conditions or other extraordinary situations or conditions of a specific piece of property.**

The subject property does not contain any jurisdictional wetlands. Therefore, staff could establish exceptional topographical conditions or other extraordinary situations, or conditions contained on the property that would require a variance.



# Staff Analysis and Findings

## **3.) The granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

The subject property is currently zoned RSF-3, a Residential single-family zone that allows for residential uses and accessory structures. The applicant is requesting a front setback variance to facilitate the lot replating process and bring the property into compliance. It is important to note that this home was constructed prior to the establishment of zoning regulations in Planning District 37. It previously served as a model home for Dr. Horton, and during the sale process, an as-built survey revealed that the home does not meet the district's 30-foot front setback requirement. To ensure compliance and proceed with the necessary lot replating and subdivision, a zoning variance is needed.

**Staff believes that the granting of the application is necessary for the preservation of a property right and not merely to serve as a convenience to the applicant or based solely upon economic loss.**

## **4.) The granting of this application will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County.**

Staff does not believe the granting of this application, **in general**, will impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County. **However, staff cannot specifically assure and makes no warranty or guarantee that if granted the resultant variance will or will not diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of Baldwin County because the effect of the variance cannot be quantified at the time of consideration.**

# Staff Analysis and Findings

## **5.) Other matters which may be appropriate.**

- The applicant has submitted a written document stating there is no active homeowner association for the subject property.
- No documentation in favor of or opposition to this variance request has been received at the time this staff report was written.



# POA Statement

Fairhope Falls Owners Association, Inc.  
c/o CMA  
30181 Highway 59, Suite 3A  
Loxley, AL 36551

July 29, 2025

DR Horton  
Attn: Billy Micholopolous  
22500 Town Center Drive, Suite 103  
Spanish Fort, AL 35527

RE: Setback Variance Approval for Lot 238 – Fairhope Falls Subdivision

Dear Mr. Micholopolous,

On behalf of the Fairhope Falls Owners Association, Inc., this letter serves as formal acknowledgment and approval of the setback variance that we understand was granted by Baldwin County in 2022 at the time of construction for Lot 238, when the property was under the jurisdiction of the County zoning authority.

The Association recognizes and approves this variance as a one-time approval applicable only to Lot 238. This approval does not extend to any other lots within the Fairhope Falls subdivision, and no future or additional variances of this nature will be granted unless separately reviewed and approved by the Association's Board.

This letter is provided to DR Horton as formal documentation of the Association's position and will be maintained on file by the Fairhope Falls Owners Association, Inc.

Sincerely,



Catherine Holladay  
President  
Fairhope Falls Owners Association, Inc.

# ZVA25-37 FLOWERS PROPERTY

## VARIANCE REQUEST SUMMARY AND RECOMMENDATION

Lead Staff: Crystal Bates, Planning Technician II

The applicant is seeking a variance from Section 4.4.5 Area and Dimensional ordinance from the Baldwin County Zoning Ordinance as it pertains to the 30' front setback in order to allow for a single-family dwelling that was built across the 30' building setback line to remain.

Staff recommends that ZVA25-37 be Approved with the following conditions,

1. If approved, the variance is limited site plan as shown and provided herein.
2. This variance doesn't relieve the subject property of any other requirements of the Baldwin County Zoning Ordinance, Baldwin County Subdivision Regulations, Baldwin County Building Department (building permit), Baldwin County Highway Department (driveway permit, turnout permit, or licensing agreement), or requirements of other agencies.



# **ZVA25-37 FLOWERS PROPERTY**

## **VARIANCE REQUEST SUMMARY AND RECOMMENDATION**

Lead Staff: Crystal Bates, Planning Technician II

### **GENERAL NOTES {By-laws}**

Any party aggrieved by a final judgment or decision of the Board of Adjustment may within fifteen (15) days thereafter, appeal the final judgment to the Circuit Court of Baldwin County, Alabama, by filing with the Circuit Court and the Board of Adjustment a written notice of appeal specifying the judgment or decision from which the appeal is taken. In case of such appeal, the Board of Adjustment shall cause a transcript of the proceedings and the action to be certified to the Court where the appeal is taken.

Whenever the Board imposes conditions with respect to a project or variance, such conditions must be stated in the Board Order and in the permit(s) issued, pursuant thereto by the Administrative Officer. Such permits shall remain valid only as long as conditions upon which it is granted, and the conditions imposed by the Zoning Ordinance are adhered to.



**BALDWIN** COUNTY,  
ALABAMA

*Planning and Zoning Department*

BALDWIN COUNTY BOARD OF ADJUSTMENT #1

NEXT REGULAR MEETING

SEPTEMBER 16, 2025 @ 4:00PM

BALDWIN COUNTY CENTRAL ANNEX

ROBERTSDALE, AL